

WOODSTREAM FALLS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
June 11, 2014 in Clubhouse at 5:00 p.m.

Board members present:

Chu Ho Son, President
Forrest DeYoung, Secretary
Jud Davis, Vice President

1. CALL TO ORDER – President Chu Ho Son called the meeting to order at 6:00 PM. Board members present were introduced.

2. NOTICE -- Homeowners were informally notified of the Board meeting and notices were posted on all mail kiosks and at each of the five entrances to the community.

3. DETERMINATION OF A QUORUM – Three of five board members were present, therefore a quorum was present.

4. APPROVAL OF MINUTES – There was no regular meeting in October as the Annual General Meeting was called but did not occur as quorum was not reached. On Chu's motion, the reading of minutes was unanimously waived.

5. MAINTENANCE REPORT –

Tom explained to residents that a new pool heater is being installed. Cost is only a \$1000.

Manny explained that HVAC is up and operational. Pressure in the system is 26psi and water temperature is 66deg. This is typical when running on flat plate(basically works like swamp cooler is what I am told). In some resident units, particularly 1st floor, gunk in the pipes need to be bled out through bleed valve or a spout(if they have one), otherwise, resident need at their cost hire a choice of plumbers to assist with this. Contact Tom for recommendations.

Manny explained to residents why Pool is taking longer to open up this year. Reality is, the pipe breaks serving the pool and the clubhouse building and pool heater failure caused extraordinary delay in opening of the pool. Manny believes within the next week pool should be operational.

Tom, Chu and Manny explained to the residents why Landscape maintenance delay was following. Trimming process was delayed due to lack of manpower, lack of watering was due to breaks in irrigation system. Chu explained to residents that a negotiation failure between contractor and HOA delayed landscape maintenance by about a month. And a professional irrigation system contractor is being hired over the next week or so to start repairing the sprinkler system. Until then crew will manually water the lawn.

6. SECURITY REPORT -Chase presented 8PM curfew for under 16 year olds in that, between 8 and 10, if ordered, those kids must be within 20-30 feet of their unit.

7. New Business - Parking Permit Process was introduced. One of the residents was wondering the purpose of the permitting process. Chase from D&D explained that through this process, we hope to keep the unwanted visitors out of the complex. Another question was how enforcement will occur. Again Chase explained that during weekends, at random times, Entrance 1,4 and 5 will be manned with Security Guards checking for permits. In all, this whole process was greeted with welcome by those in attendance.

8. Homeowner's Forum –

A disruptive resident kept on interfering the meeting, saying that he is not pleased with the HOA's performance in many areas. His concerns were answered throughout the meeting, so he left content.

All in all, many residents were concerned with landscape issues, but were all provided answers.

A resident came in demanding for legal bills from Hunter Law, LLC. If time permits, Tom will provide a set to the owner within the next 30 days.

9. ADJOURNMENT -- Adjourned at 5:00 P.M. Next meeting will be TBD.

Respectfully Submitted,



Chu Son, president